

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 266,  
"RENTAL HOUSING" OF THE CODE OF THE TOWNSHIP OF NORTH BRUNSWICK,  
MIDDLESEX COUNTY, NEW JERSEY,  
TO INSERT A NEW SECTION 266-6(C) "RENTAL HOUSING STANDARDS"  
AND TO RE-CODIFY THE REMAINING SECTIONS**

**BE IT ORDAINED**, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey, that Chapter 266, Rental Housing, of the Code of the Township of North Brunswick, be and is hereby amended and supplemented with a new section 266-6(C) as follows:

**§ 266-6. Rental housing standards.**

All rental housing not exempted in §266-2 of this chapter shall comply with the following codes and regulations, which are hereby accepted, adopted and established as a standard to be used as a guide in determining whether dwellings in this municipality are safe, sanitary and fit for human habitation and rental and incorporated herein by reference and made a part of this chapter:

- A. The most recently adopted International Property Maintenance Code (IPMC) as amended and authorized by the International Code Council; except that the occupancy and square footage requirements set forth in §266-6C hereinbelow shall be applicable in lieu of those requirements set forth in the IPMC Code. Three copies of the IPMC have been placed on file in the office of the Clerk of the Township of North Brunswick and are available to all persons desiring to use and/or examine the same.
- B. N.J.A.C. 5:10, Maintenance of Hotels and Multiple Dwellings Regulations; except that the occupancy and square footage requirements set forth in §266-6C hereinbelow shall be applicable in lieu of those requirements set forth in N.J.A.C. 5:10, Maintenance of Hotels and Multiple Dwellings Regulations.
- C. N.J.A.C. 5:70, N.J. State Uniform Fire Code, including but not limited to requirements for smoke detectors on each level of a home with living space including basements where applicable, carbon monoxide detectors within 10 feet of every sleeping area, and an ABC style fire extinguisher placed within the kitchen(s) or within ten (10) feet of all kitchens but not necessarily mounted.

**BE IT FURTHER ORDAINED**, that existing section 266-6(C) is hereby recodified and renumbered as section 266-6(D) and all references in this section to 266-6(C) shall be deemed to refer to section 266-6(D).

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

**BE IT FURTHER ORDAINED**, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

**BE IT FURTHER ORDAINED**, that this Ordinance shall take effect after passage and publication in accordance with applicable law.